

SIMPSONVILLE 64 LOGISTICS PARK

3.3M± SF AVAILABLE FOR BUILD-TO-SUIT

Highway 1848/Buck Creek Road & I-64
Simpsonville, Kentucky 40067



BUILD-TO-SUIT

CLASS A REAR-LOAD & CROSS-DOCK FACILITIES

FLEXIBLE SITE & BUILDING OPTIONS



FOR MORE
INFORMATION
CONTACT

KEVIN GROVE, CCIM, SIOR
502.608.6701
Kevin.Grove@CBRE.com

ALEX GROVE
502.797.2539
Alex.Grove@CBRE.com



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SITE PLAN

Highway 1848/Buck Creek Road & I-64
Simpsonville, Kentucky 40067



Simpsonville 64 Logistic Park is strategically located off Interstate 64 in Shelby County. The park offers build-to-suit opportunities for Class A rear-load and cross-dock facilities that can be modified to suit. With access to a qualified labor pool of 570,000 workers within 30 miles and an on-site power substation, the park provides numerous advantages for its users.

LOGISTICS I

270,400 SF Planned

LOGISTICS II

486,720 SF Planned

LOGISTICS III

1,474,200 SF Planned

LOGISTICS IV

643,240 SF Planned

DATA CENTER I

174,120 SF Planned

DATA CENTER II

120,120 SF Planned

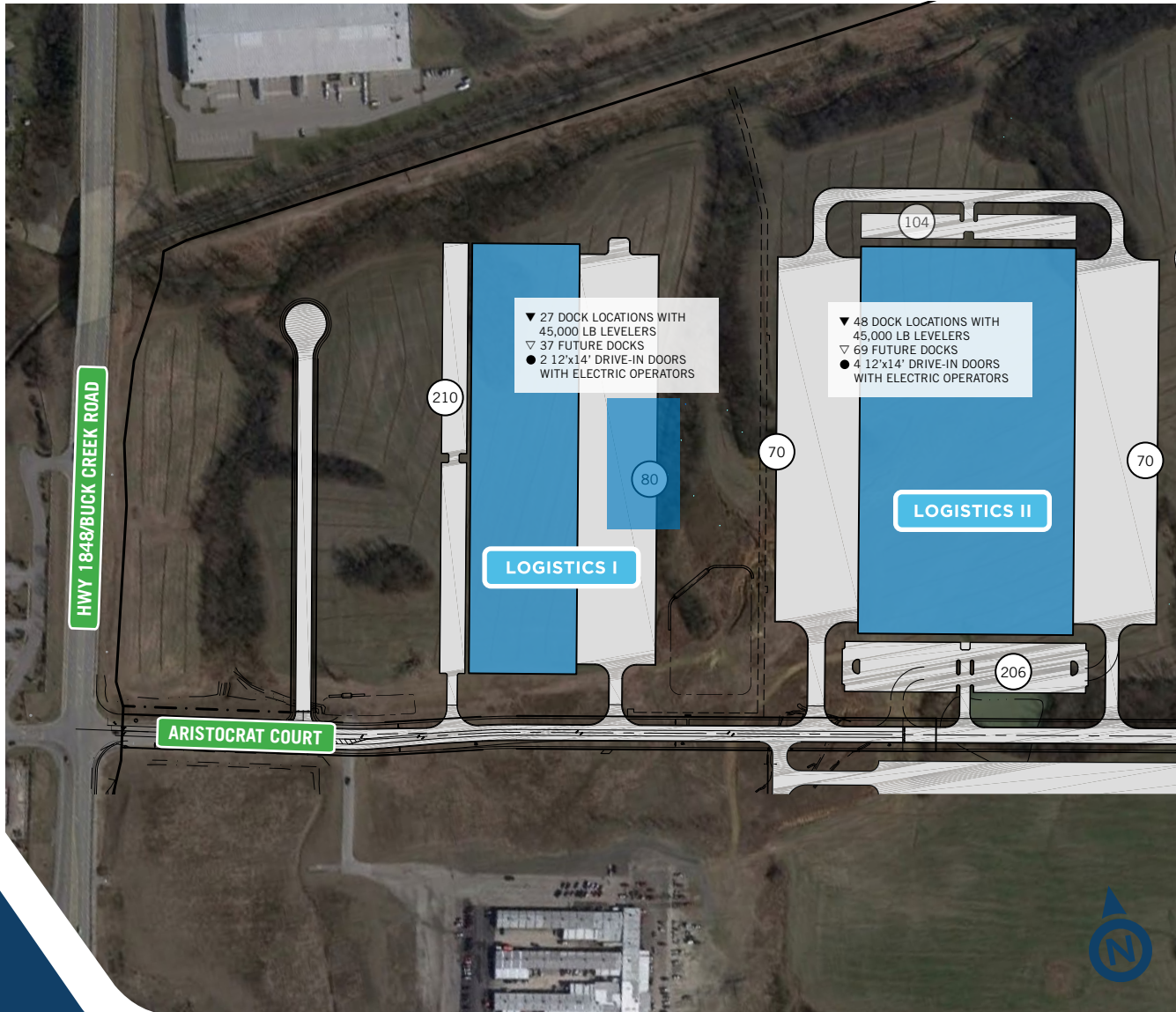
DATA CENTER III

109,200 SF Planned

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BUILDING SPECS
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LOGISTICS I

BUILDING SIZE	270,400± SF (260' x 1,040')
ORIENTATION	Rear-load with 135' truck court
PARKING	210 auto spaces 80 trailer parking spaces
DOCK DOORS	27 expandable to 64
DRIVE-IN DOORS	2 12' x 14' with electric operators
COLUMN SPACING	50' x 52' with 60' speed bays
CLEAR HEIGHT	32'
INTERIOR	Office to suit, ESFR fire suppression, LED lighting

LOGISTICS II

BUILDING SIZE	486,720± SF (520' x 936')
ORIENTATION	Cross dock with 135' truck courts
PARKING	206 auto spaces expandable to 310 140 trailer parking spaces
DOCK DOORS	48 expandable to 117
DRIVE-IN DOORS	4 12' x 14' with electric operators
COLUMN SPACING	50' x 55' with 60' speed bays
CLEAR HEIGHT	36'
INTERIOR	Office to suit, ESFR fire suppression, LED lighting

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AREA MAP

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Simpsonville 64 Logistics Park is located in the highly desirable Louisville submarket. The park's advantageous location between Interstates 65 and 75 puts it within a day's drive of 50 percent of the U.S. population and provides convenient access to the nearby UPS Worldport, FedEx Ground, and Amazon Air Hub facility.

0.2 MILES

I-64 - HWY 1848/BUCK CREEK ROAD INTERCHANGE

0.8 MILES

US-60 INTERCHANGE

15 MILES

KENTUCKY FORD TRUCK PLANT

24 MILES

GE APPLIANCE PARK

25 MILES

UPS WORLDPORT

25 MILES

FORD LOUISVILLE ASSEMBLY PLANT

53 MILES

TOYOTA GEORGETOWN ASSEMBLY PLANT

90 MILES

AMAZON AIR HUB CINCINNATI, OH

25 MILES

LOUISVILLE, KY

55 MILES

LEXINGTON, KY



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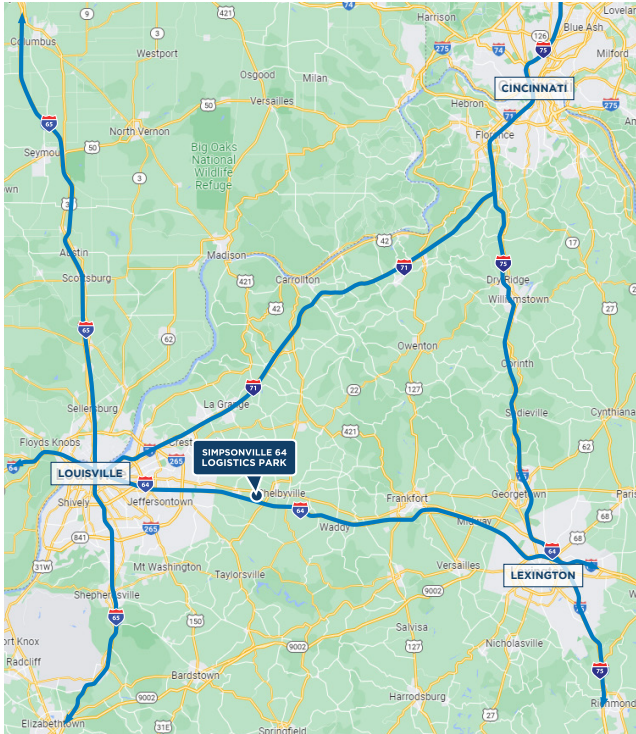


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LOCATION MAP

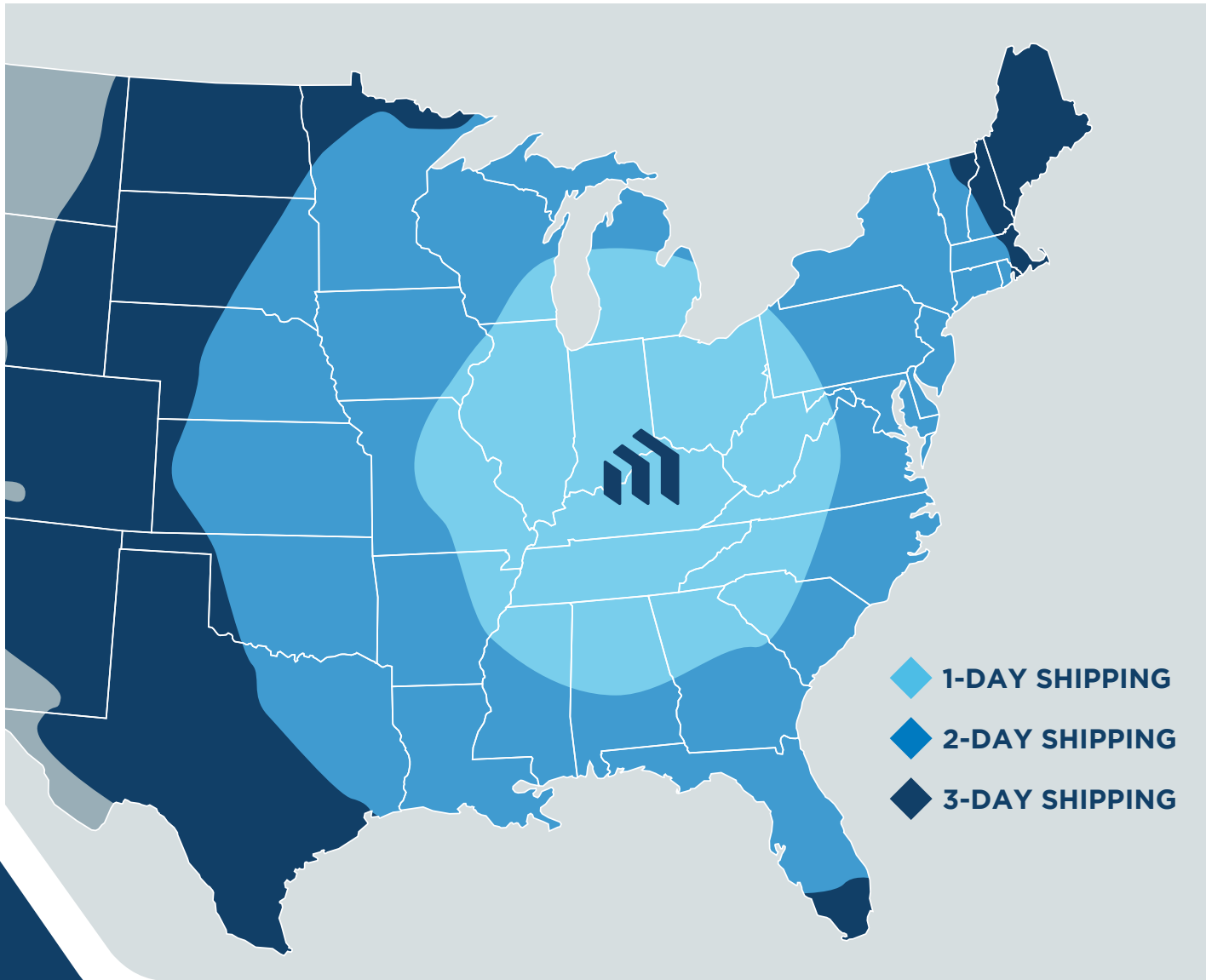
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1-DAY
SHIPPING TO
87M
CONSUMERS

2-DAY
SHIPPING TO
221M
CONSUMERS



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